

104.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

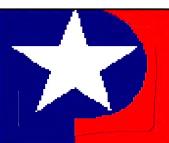
827,100 / 827,100

USE VALUE:

827,100 / 827,100

ASSESSED:

827,100 / 827,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LABBE RICHARD L & DELLE

Owner 2:

Owner 3:

Street 1: 14 CHEROKEE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Clapboard Exterior and 1783 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10400		Sq. Ft.	Site		0	70.	0.70	4									512,403						512,400	

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					66984	
101	10400.000	314,700		512,400	827,100					GIS Ref	
										GIS Ref	
										Insp Date	
										09/14/18	

Total Card / Total Parcel
827,100 / 827,100
827,100 / 827,100
827,100 / 827,100



USER DEFINED

Prior Id # 1: 66984

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

8275!

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT							Parcel ID	104.0-0003-0013.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,700	0	10,400.	512,400	827,100		Year end	12/23/2021
2021	101	FV	304,100	0	10,400.	512,400	816,500		Year End Roll	12/10/2020
2020	101	FV	304,100	0	10,400.	512,400	816,500	816,500	Year End Roll	12/18/2019
2019	101	FV	248,500	0	10,400.	512,400	760,900	760,900	Year End Roll	1/3/2019
2018	101	FV	248,700	700	10,400.	439,200	688,600	688,600	Year End Roll	12/20/2017
2017	101	FV	248,700	700	10,400.	409,900	659,300	659,300	Year End Roll	1/3/2017
2016	101	FV	248,700	700	10,400.	351,400	600,800	600,800	Year End	1/4/2016
2015	101	FV	233,900	700	10,400.	314,800	549,400	549,400	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
	1065-200		1/1/1990		188,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/29/1994	636		12,000					ADD 19X19 + PORCH	9/14/2018	Meas/Inspect	BS	Barbara S											
									4/23/2009	Meas/Inspect	189	PATRIOT											
									11/7/2000	Hearing Chag	201	PATRIOT											
									10/25/1999	Meas/Inspect	264	PATRIOT											
									8/2/1991		JK												

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average	OF=SINK IN BMT.																	
(Liv) Units: 1	Total: 1	A Bath:	Rating:																		
Foundation: 1 - Concrete		3/4 Bath:	Rating:																		
Frame: 1 - Wood		A 3QBth:	Rating:																		
Prime Wall: 2 - Clapboard		1/2 Bath:	Rating:																		
Sec Wall: 8 - Brick Veneer 10%		A HBth:	Rating:																		
Roof Struct: 1 - Gable		OthrFix: 1	Rating: Fair																		
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1															
Color: CREAM		Kits: 1	Rating: Very Good					Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:		A Kits:	Rating:					Other													
GENERAL INFORMATION		Fpl: 2	Rating: Good					Upper													
Grade: C - Average		WSFlue:	Rating:					Lvl 2													
Year Blt: 1953 Eff Yr Blt:		CONDOS INFORMATION				Lvl 1															
Alt LUC:		Location:				Lower															
Jurisdct:		Total Units:				Totals				RMs: 5	BRs: 2	Baths: 1	HB								
Const Mod:		Floor:																			
Lump Sum Adj:		% Own:																			
INTERIOR INFORMATION		Name:																			
Avg Ht/FL: STD		DEPRECIATION																			
Prim Int Wal 1 - Drywall		Phys Cond: GD - Good	18. %																		
Sec Int Wall:		Functional:	%																		
Partition: T - Typical		Economic:	%																		
Prim Floors: 3 - Hardwood		Special:	%																		
Sec Floors: 4 - Carpet 30 %		Override:	%																		
Bsmnt Flr: 12 - Concrete		CALC SUMMARY																			
Subfloor:		COMPARABLE SALES																			
Bsmnt Gar:		Basic \$ / SQ: 110.00	Rate	Parcel ID	Typ	Date	Sale Price														
Electric: 3 - Typical		Size Adj.: 1.30461335																			
Insulation: 2 - Typical		Const Adj.: 0.99992079																			
Int vs Ext: S		Adj \$ / SQ: 143.496																			
Heat Fuel: 1 - Oil		Other Features: 80300																			
Heat Type: 3 - Forced H/W		Grade Factor: 1.00																			
# Heat Sys: 1	% Heated: 100	NBHD Inf: 1.00000000																			
Solar HW: NO		NBHD Mod: 1.00																			
% Com Wal		LUC Factor: 1.00																			
% AC: %		Adj Total: 386593																			
Central Vac: NO		Depreciation: 71906																			
% Sprinkled		Depreciated Total: 314687																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS																					
PARCEL ID 104.0-0003-0013.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:																				
Total Special Features: Total:																					